105.0	0004	0008.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,381,400 / 1,381,400
					USE VALUE: 1,381,400 / 1,381,400
					ASSESSED: 1,381,400 / 1,381,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOPACZ JEFFREY L/TRUSTEE
Owner 2:	MURPHY STEPHANIE J/TRUSTEE
Owner 3:	
Street 1:	38 OLD MIDDLESEX PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOPACZ JEFFREY L & -
Owner 2:	MURPHY STEPHANIE J -
Street 1:	38 OLD MIDDLESEX PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,382 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Vinyl Exterior and 4066 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10382.000	869,400		512,000	1,381,400
Total Card	0.238	869,400		512,000	1,381,400
Total Parcel	0.238	869,400		512,000	1,381,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.74 | /Parcel: 339.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 67616
GIS Ref:
GIS Ref:
Insp Date: 03/09/17

!8339!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	869,400	0	10,382.	512,000	1,381,400	1,381,400	Year End Roll	12/18/2019
2019	101	FV	670,000	0	10,382.	512,000	1,182,000	1,182,000	Year End Roll	1/3/2019
2018	101	FV	670,000	0	10,382.	438,900	1,108,900	1,108,900	Year End Roll	12/20/2017
2017	101	FV	650,100	0	10,382.	409,600	1,059,700	1,059,700	Year End Roll	1/3/2017
2016	101	FV	343,900	6800	10,382.	351,100	701,800	701,800	Year End	1/4/2016
2015	101	FV	204,800	7100	10,382.	314,500	526,400	526,400	Year End Roll	12/11/2014
2014	101	FV	204,800	7100	10,382.	291,100	503,000	503,000	Year End Roll	12/16/2013
2013	101	FV	204,800	7100	10,382.	277,600	489,500	489,500		12/13/2012

PRINT

Date	Time
12/10/20	22:55:00

LAST REV

Date	Time
04/20/18	09:18:31

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8339

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOPACZ JEFFREY	1522-66		2/1/2018	Convenience	1	No	No		ALSO, BK 70585 PG 39.
MURRAY ROBERT W	1486-139		3/17/2016		1,225,000	No	No		Filed both ways also 66945:440
HAYDEN ROBERT B	1449-111		3/4/2014	Estate/Div	500,000	No	No		Filed both ways bk:63333 pg:463
HAYDEN BARBARA	11034-345		11/12/2002	Family	12,166	No	No		Robert Hayden dod 11/18/2013

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2016	368	Add Bath	32,000					add bath 3rd fl
6/23/2015	779	Heat App	5,000		6/23/2015			Install 2 hot air
1/9/2015	18	New Buil	391,560		1/9/2015			Construct new sing
8/14/2014	983	Demoliti	10,000		8/14/2014			Demo of existing h
11/4/2002	945	New Wind	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2017	Measured	DGM	D Mann
3/9/2017	Permit Visit	DGM	D Mann
3/7/2017	SQ Returned	MM	Mary M
10/21/2015	Meas/Inspect	PT	Paul T
5/19/2015	Permit Insp	PC	PHIL C
8/14/2014	Info Fm Prmt	PC	PHIL C
4/9/2009	Meas/Inspect	372	PATRIOT
5/3/2000	Inspected	276	PATRIOT
11/10/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67616
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10382		Sq. Ft.	Site		0	70.	0.70	4									512,025						512,000	

Total AC/HA: 0.23834 | Total SF/SM: 10382 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 512,025 | Spl Credit | Total: 512,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.90823901
Const Adj.:	0.99989998
Adj $ / SQ:	113.519
Other Features:	135425
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	872920
Depreciation:	3492
Depreciated Total:	869428

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

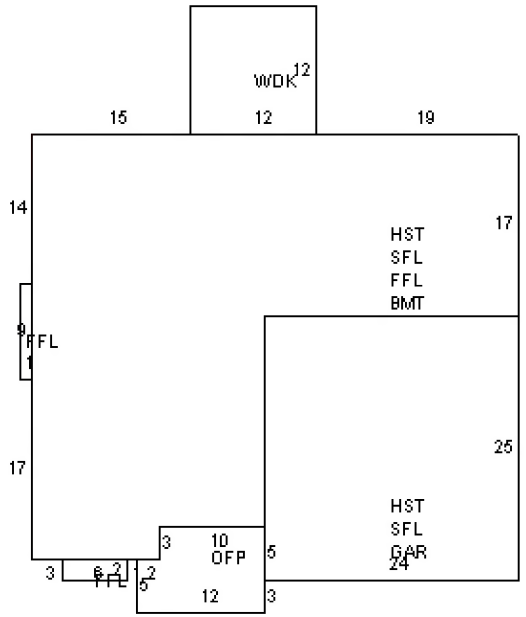
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.98
Special Features:	0	Val/Su Net:	141.18
Final Total:	869400	Val/Su SzAd	213.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,858	113.520	210,917
FFL	First Floor	1,279	113.520	145,190
BMT	Basement	1,258	34.060	42,842
HST	Half Story	929	113.520	105,459
GAR	Garage	600	19.160	11,499
WDK	Deck	144	12.940	1,864
OFP	Open Porch	90	34.830	3,135
	Net Sketched Area:	6,158	Total:	520,906
Size Ad	4066	Gross Are	7087	FinArea 4066

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	